



# Flat 2, 100 Lake Road

Ambleside LA22 0DB

Guide Price £260,000

# Flat 2, 100 Lake Road

## Ambleside

An opportunity to acquire a highly versatile two bedroom first floor apartment set in a central town location. A light and airy property with wonderful high ceilings. Fantastic scope for improvement although already in a fair condition. There are various options for reconfiguration, including amalgamating the hallway with the lounge as its a stud wall inbetween. The kitchen could potentially be moved there as well allowing the original kitchen to become a utility room.

The property would suit a variety of buyers whether as an excellent bolt hole, main residence or holiday let. Previously its been rented on an Assured Shorthold Tenancy. The property benefits from partial double glazing.

Set just off the centre of this most popular Lakeland town well placed for a wide variety of amenities including shops, restaurants, cafes, public houses and library etc, with endless fell and country walks from the door step and a stones throw from Ambleside bus station.



## Accommodation

Communal front door with Victorian tiled flooring, with stairs leading to:

### Private front door

Light and airy entrance with laminate flooring. High ceilings, consumer unit and electric wall radiator.

### Kitchen

A selection of cream wall and base units with worktop. Stainless steel sink with mixer tap. Integrated under counter fridge, electric oven and four ring electric hob. Rear door to fire escape and window sharing views towards Todd Crag. Linoleum flooring and part wall tiled.



### Hallway

Electric wall heater. Coving and deep skirtings.

### Lounge

Light and airy room with three windows providing plenty of natural light as well as an additional glazed panel in the hallway. Electric wall heater and window seat. Wood effect flooring, coving and picture rail. Stud wall between the room and the hallway.



### Bedroom One

Double room with electric wall heater and wooden effect flooring. High ceiling and deep skirting. Dual aspect view.

### Bedroom Two

Good size double room with electric wall heater and wooden effect flooring. High ceiling and deep skirting.



### Bathroom

White three piece suite comprising of WC, pedestal wash hand basin and panelled enamel bath with Triton shower over. Electric chrome ladder radiator and vanity wall cupboard. Generous cupboard with shelving housing the water tank. Linoleum floor and plumbing for a washing machine.

### Tenure

Leasehold. Originally 999 years from 1/8/1977.

### Council Tax Band

B

### Services

Mains water, electric and drainage. Electric heating.

### Broadband

Ultrafast Download speed of 1000 Mbps and upload speed of 1000 Mbps as per Ofcom website.

### Directions

From the Ambleside office, proceed to the top of Kelsick Road and turn right. The door to the entrance hall of 100 Lake Road is directly after 'Alpkit's' shop front.

### What3words:

///finger.beast.looms





The graph shows this property's current and potential energy rating.

**Viewing is strictly by appointment with the sole agents**

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

